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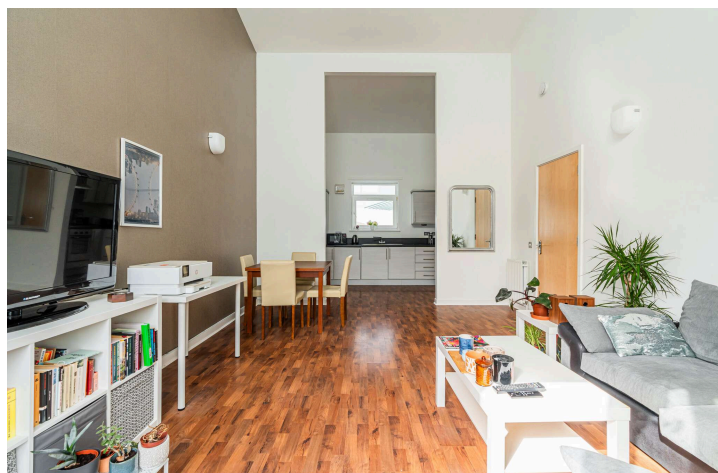
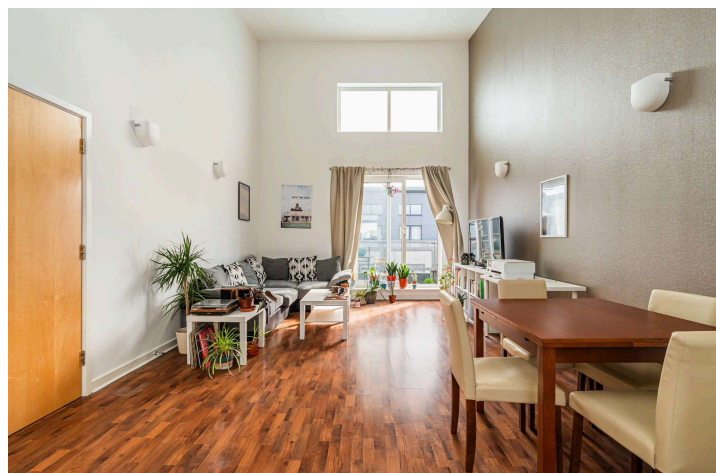
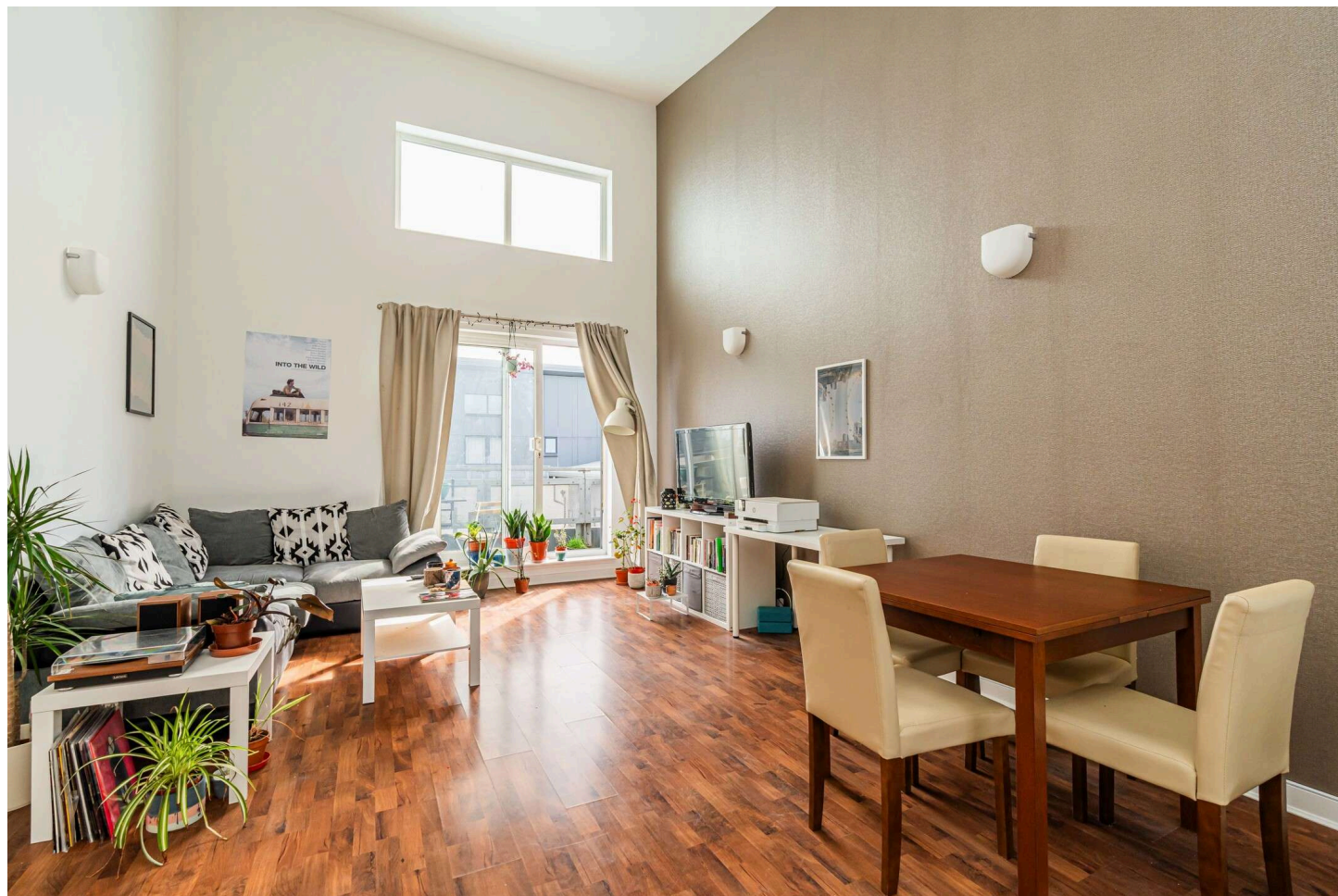
15/16 Hawkhill Close
Edinburgh, EH7 6AL

Hallway
Open-plan living area
Fitted Kitchen
Private Balcony
Two Double Bedrooms
Two Bathrooms
Double Glazing
Gas Central Heating
Lift Access
Private Parking
Factored By Hacking & Paterson - Approx. £450 per quarter
EPC: C
Council Tax Band: D

A well-presented top floor two-bedroom penthouse flat offering fabulous open-plan entertaining space with a private balcony. This property forms part of an established modern development in the popular district of Easter Road and enjoys stunning views towards the Firth of Forth, Inchkeith Island and Arthur's Seat. The property benefits from generous living space, lift access, a secure entry system make, gas central heating and double glazing throughout, residents' car park in the undercroft of the building as well as free on street parking. The apartment would make an ideal home for a first-time-buyer, young professionals, or investor looking for a profitable buy-to-let opportunity.

The property comprises; Well-kept stairwell and lift leads to a welcoming spacious hallway with modern wooden floors, a deep storage cupboard, and access to loft for further storage space. Generously proportioned bright open plan living area including access to private balcony, contemporary fitted kitchen with bas and wall-mounted units, electric oven, gas hobs, cooker hood, fridge freezer, washing machine and cupboard containing new boiler. Large master bedroom with two built-in wardrobes and sizeable casement windows that allow a great amount of natural light to flood in. Modern en-suite newly-fitted with wet-walls, beautiful rain-fall shower over bath, shower toilet, wash basin and wall-mounted LED lit mirror. Second double bedroom with built-in double wardrobe with shelf and rail and sliding mirrored doors. Second bathroom, newly refurbished with shower, WC, wash basin, heated towel rail and wall-mounted LED lit mirror.

Tucked away behind bustling Easter Road, a vibrant array of cafes, bars, local shops and delis are all within comfortable walking distance from Hawkhill Close, as well being close to a Lidl and Tesco superstore. The Hibernian football stadium is nearby accompanied by a fantastic range of leisure facilities in the surrounding area including the brilliant multi-purpose sports facility Meadowbank Sports Centre and the delightful open green spaces of Restalrig Park, Leith Links, Holyrood Park and Arthurs Seat. The cosmopolitan Shore area of Leith is also a short stroll away and offers a superb array of bars and world class restaurants as well as the Ocean Terminal Shopping Centre which houses many high street stores, a multi-screen cinema and a large Pure Gym. There are excellent transport links with 24 hour bus services running throughout Edinburgh and surrounding areas, and tram that run from Newhaven, through the city centre, and to Edinburgh Airport. Waverley Train Station is also within easy reach, as well as fast road links from the A1 and adjoining City Bypass.

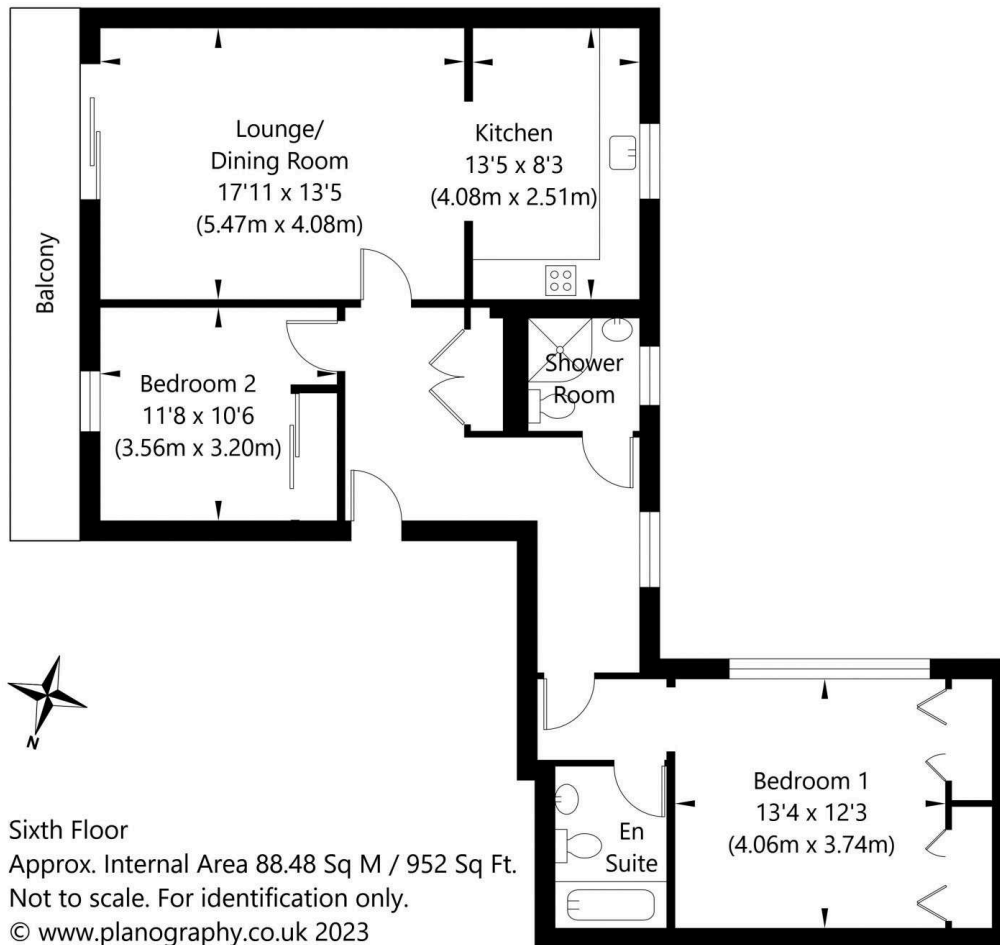












Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



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